

# LAND DEVELOPMENT COMMITTEE

## February 21, 2007

Present: + John A. Cimino, Chairman, Mercer County Planning Board  
+ Bill Agress, Vice-Chairman, Mercer County Planning Board  
+ Edward W. Fedorko, Jr., Member, Mercer County Planning Board  
+ Donna Lewis, Planning Director, Mercer County Planning Division  
+ Greg Sandusky, Mercer County Engineer  
    Mercer County Executive Brian M. Hughes, Alternate

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
----------------------------	----------------------------	--------------------------------------

1. Preliminary Subdivision MC #07 - 902	<b>Hights Farm Equipment Co. *</b>	Washington Township Old York & Walter Roads Block 43, Lot 5
--	------------------------------------	---

**Approved with conditions:** Subdivision of a 29.8 (ac) lot into 10 single family residential lots. The existing buildings on site are to be removed.

2. Site Plan MC # 07 – 701	<b>West Windsor Gardens *</b>	West Windsor Township Clarksville Road Block 94, Lots 1 & 2 Block 15.14, Lots 8, 13 & 166
-------------------------------	-------------------------------	--

**Approved with conditions:** Construction of 352 rental apartment units with driveway on a 44.3 (ac) tract with 861 parking spaces. The project will include affordable housing units.

3. Preliminary Subdivision MC # 07 – 900	<b>Washington Woods *</b>	Washington Township Robbinsville-Edinburg Road Block 9, Lots 1, 25.01 & 55
---	---------------------------	--

**Approved with conditions:** Creation of 52 residential lots on a 219.72 (ac) parcel with a minimum lot size of 30,000 (sf).

4. Site Plan & Minor Subdivision MC #07 - 601	<b>Hamilton BCP *</b> (Verizon Wireless)	Hamilton Township Thomas J. Rhodes Industrial Drive Block 1520, Lot 24
---	---	--

**Approved with conditions:** Construction of a wireless communication facility, which includes a 44,943 (sf) office/warehouse building, 46 parking spaces and a detention basin on a 7.52 (ac) site of which 0.60 (ac) or 26,220.80 (sf) is to be subdivided and conveyed to the adjacent lot.

5. Site Plan MC # 07 – 602	<b>RMH Properties, LLC *</b>	Hamilton Township 8 Black Forest Road Block 2594, Lot 4
-------------------------------	------------------------------	---

**Approved:** Construction of a 23,306 (sf) office/warehouse building, 44 parking spaces and a detention basin on a 2.39 (ac) site within the Edgebrook Industrial Park.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Final Subdivision MC # 07 – 603 Preliminary approval under MC # 03-624	<b>Dogwood Meadows / Dogwood Lane</b>	* Hamilton Township Dogwood Lane & Mercerville-Edinburg Rd. Block 1629, Lots 29 & 135

**Approved with conditions:** Final subdivision of a 10.693 (ac) lot into 10 residential lots for single family residences and a lot containing the detention basin and open space to be dedicated to Hamilton Township.

7. Minor Subdivision MC # 07 – 802	<b>Bednar, David</b>	* Hightstown Borough 246 Sunset Avenue Block 3.01, Lot 34
---------------------------------------	----------------------	---

**Approved:** Subdivision of a 24,035 (sf) lot with an existing residential structure into 2 new lots of 12,785 (sf) with the existing structure and a 11,250 (sf) vacant lot.

8. Site Plan MC # 07 – 403	<b>Independent Living Project</b>	* Ewing Township Whitehead Road Extension Block 105, Lot 26
-------------------------------	---------------------------------------	---

**Deemed Incomplete:** Development of an elderly and disabled residential facility on a 3.334 (ac) site to include 72 independent living apartments with assisted living services as needed.

9. Site Plan MC # 07 – 301	<b>Princeton University Chemistry Building</b>	* Princeton Township Washington Road Block 10901, Lot 1
-------------------------------	--	---

**Approved with conditions:** Demolition of the existing Armory Building and construction of the new Chemistry Building on the same site. The project also includes a Loading Dock Building and modifications to the loading dock to the Jadwin Physics Building. Other site improvements include a tunnel connecting both buildings in addition to the reconfiguring of the circulation drives and parking. The project proposes a net impervious surface decrease from 169,439 (sf) to 103,729 (sf).

10. Minor Subdivision MC # 07 – 200	<b>Smith, Elmer</b>	* Hopewell Township 1258 Bear Tavern Road Block 62, Lot 4
--	---------------------	---

**Approved:** Subdivision of a 78.953 (ac) parcel into a 8.415 (ac) parcel with an existing house and a 70.538 (ac) vacant parcel.

11. Site Plan MC # 07 – 501	<b>Alberts, Elizabeth</b>	* Lawrence Township 22 Gordon Avenue Block 6301, Lot 73.01
--------------------------------	---------------------------	--

**Approved:** Conversion of a residential dwelling into a commercial use with the creation of 7 parking spaces and site improvements.

12. Site Plan MC 07 - 102	<b>Fuld Street Medical Building</b>	City of Trenton 461 New York Avenue Block 25001, Lots 2, 3, 4 & 41
------------------------------	-------------------------------------	--

**Approved:** Demolition of an existing building and the construction of a 40,000 (sf) three story Medical Office Building on a 1.22 (ac) site with 106 parking spaces.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
----------------------------	----------------------------	--------------------------------------

13. Site Plan MC # 07 – 302	<b>Cingular Wireless PCS, LLC</b>	Princeton Township Washington Road Block 10901, Lot 1
--------------------------------	-----------------------------------	---

**Approved:** Installation of an antenna on the roof of Fine Hall at Princeton University that has a height of 170 plus feet. The applicant proposes to mask the antenna and place their equipment within a room in the building.

14. Site Plan MC # 07 – 103	<b>Pace Bldg. at Trent Center</b>	City of Trenton 499 Greenwood Avenue Block 13801, Lots 1 & 28
--------------------------------	-----------------------------------	---

**Approved:** Conversion of a one-story Synagogue into a Healthcare Facility designed to accommodate a maximum of 120 patients. The facility will be operated under the (PACE) model of care “Program of All-Inclusive Care for the Elderly” through St. Francis Hospital.

15. Minor Subdivision MC # 07 – 502	<b>Pasquito, David S. &amp; Robyn M.</b>	Lawrence Township 2 Ashwood Ct. & Brookdale Dr. Block 6501, Lot 68
--	--	--

**Approved:** Subdivision of a 47,261 (sf) parcel into a 24,753 (sf) parcel with an existing dwelling and a 22,508 (sf) lot with a proposed 2 story single family dwelling.

\* Applicant granted county extension to review the subject application at the February 21, 2007 meeting.

\*\* The Land Development Committee reserves the right to remove an application from this agenda if the a applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.